EFFINGHAM PLANNING BOARD

P. O. Box 35
S. Effingham, N. H.
03882

Tel. No.

APPENDIX A

Lost River Subdivision Approval

Regulations and Restrictions to be considered as part of the Subdivision Approval of the Lost River Development as approved by the Effingham Planning Board on June 1, 1976, and is included in said approval herewith by reference :

I - Water - Community water connections to be made to all lots which are offered for sale prior to deed transfer.

II - Increment #2 of Lost Valley Development when subdivided and not included in this present application, bordering on Increment #1 on or close to Lots #1 thru #6, and Lot #43 : shall consist of not more than 31 lots, and the average size of the lots shall be two and one-half (2½) acres with no lot smaller than two (2) acres, see Sketch Map 1" to 400! Alex. Chapman, P.E. dated December 30, 1973 (which is to be regestered and incorporated by reference in Carroll County Court House).

III - Deed Restrictions

1. House size - not to be less than 800 square feet.
2. No storage of mobile homes, used or any unregestered motor vehicles, unsheduled building materials. No mobile homes to be used as temporary or permanent dwelling.
3. No tethering of animals or housing of livestock.
4. No disturbance by dogs.
5. No excessive noise from record players, T.V. or radio or instrumentalists.
6. Personal identification signs not more than 3 square feet.
7. No erecting of camping tent on property for a period in excess of two (2) weeks. Privilege ends after first summer season or one year of ownership.

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[signature] CHRM.
Sheila T. Foxes SEC.

8. Use of community facilities including clubhouse, swimming pool, tennis courts and/or any other present or future facilities will be subject to annual assessment to the lot owner. The use of these facilities will be limited to use by yhe lot owners, and his or her immediate family. Guests of lot owners may receive passes to use facilities from project manager, upon request.
9. Campers and pamp trailers will not be used except for the first year an owner owns his or her property.

IV - No deeds are to be conveyed or lots used by a potential owner until a road meeting the Planning Board standards, and approved by the Planning Board, gives access to the front of the property.

V - A "Cul de Sac" or suitable "Turn-around" shall be provided for fire equipment in any area in which a dwelling exists, Suitable road and access shall be made to Pine River for the replenishment of water to Fire Truck Tanks.

VI - The approval received from the Water Pollution and Control Commission shall be part of the Sales Contract.

Effingham Planning Board June1 1, 1976

James Espie, Chairman

Sheila T. Jones
Sheila Jones, Secretary

CARROLL CO. REGISTRY
Rec'd at 2 00 o'clock P M

JUL - 7 1976

Recorded Book Page
Attest: Peggy Beale Register

See Plan Book 33 Pages -056 + 057

APPROVAL BY EFFINGHAM PLANNING BOARD
James E Espie CHRM.
Sheila Jones SEC.